



2423 WEST CAMPBELL AVENUE | PHOENIX, ARIZONA 85015

# WAREHOUSE | SINGLE-FAMILY HOME | BOMB SHELTER

EXCLUSIVELY LISTED BY:

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# PROPERTY OVERVIEW



SALE PRICE:

**\$999,000**

PRICE PER SF:

**\$132/SF**



SIZE (GBA):

WAREHOUSE:

**5,265 SF**

SINGLE FAMILY HOME:

**1,911 SF**

BOMB SHELTER:

**390 SF**

TOTAL:

**7,566 SF**

PROPERTY ADDRESS

2423 West Campbell Avenue, Phoenix AZ 85015

LOT SIZE

22,281 SF

POWER

HOUSE: 240v Single-Phase 200-Amp Panel

WAREHOUSE: 240v Single-Phase 200-Amp Panel with an additional 100-Amp Single-Phase Sub Panel

3-phase Power is Available to the Property

ZONING:

R-5 with Grandfathered Variance for Upholstery Repair

PARKING

4 Covered, 4 Uncovered

PARCEL NUMBER  
154-17-032

CAMPBELL AVENUE

# PROPERTY HIGHLIGHTS

Unique opportunity to acquire a versatile property located less than 0.1 miles from I-17 in central Phoenix.

The offering includes:

## **WAREHOUSE 5,265 SF**

A 5,265 SF warehouse, ideal for light commercial use by an owner-user or as a high-demand rental.

## **SINGLE FAMILY HOME 1,911 SF**

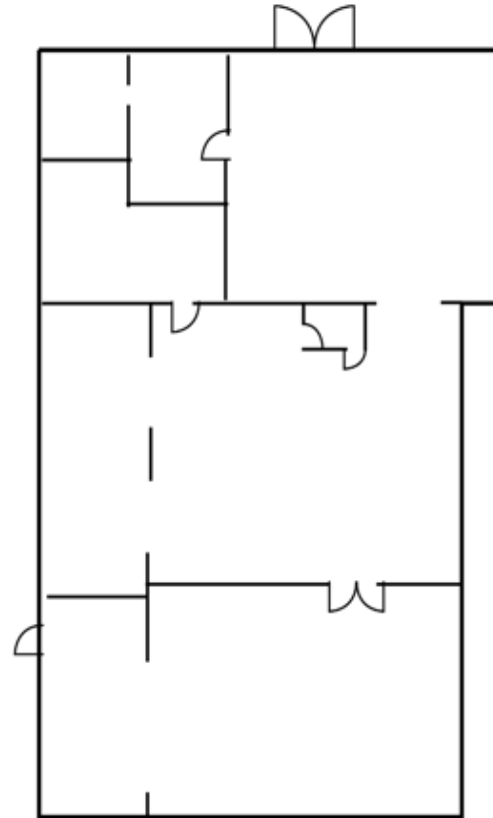
A 1,911 SF single-family home with 6 bedrooms and 2 bathrooms, currently tenant-occupied.

## **BOMB SHELTER 309 SF**

A distinctive feature adding to the property's uniqueness and potential utility.

With strong rental demand in the area, this property presents an excellent opportunity for investors seeking reliable cash flow or an owner-user looking for flexibility. The combination of residential and commercial space, along with prime freeway access, makes this a one-of-a-kind asset in the Phoenix market.

WAREHOUSE FLOOR PLAN



WAREHOUSE 5,265 SF

SINGLE FAMILY HOME 1,911SF



# INTERIOR PHOTOS / WAREHOUSE



# INTERIOR PHOTOS / BOMB SHELTER



# INTERIOR PHOTOS / SINGLE-FAMILY HOME



# EXTERIOR PHOTOS



# AERIAL VIEW

## GRAND CANYON UNIVERSITY

### GRAND CANYON UNIVERSITY

**TOTAL ENROLLMENT:**  
**± 100,000 STUDENTS**

- 6,000 seat GCU Stadium
- 7,000 seat GCU Arena
- 35 on-campus dining options

### SUBJECT PROPERTY



**INTERSTATE 17:**  
**± 205,000 VEHICLES PER DAY**

Offers significant advantages for a warehouse, as it provides immediate access to one of Arizona's primary transportation corridors connecting Phoenix to Flagstaff and beyond. This prime positioning allows for faster and more efficient distribution, reduced transportation costs, and seamless connectivity to major highways like I-10 and Loop 101, ensuring goods can reach local, regional, and national markets with ease.



**YEARLY VISITORS:**  
**± 46 MILLION**

- 240 bars + restaurants
- Home to Chase Field (Arizona Diamondbacks) & PHX Arena (Phoenix Suns)

## DOWNTOWN PHOENIX

### SUBJECT PROPERTY

## PHOENIX, ARIZONA

Phoenix, Arizona stands out as a premier hub for industrial operations thanks to its strategic Southwestern location, robust transportation infrastructure, and rapidly growing population. With access to major interstates (I-10, I-17, and Loop 303), Union Pacific and BNSF rail lines, and proximity to Sky Harbor International Airport, Phoenix offers seamless regional and national distribution. The city's business-friendly climate, abundant land for development, and expanding labor force make it an ideal market for warehousing, logistics, and manufacturing users looking to capitalize on efficiency and growth opportunities.



5 MILE DAYTIME POPULATION

**777,189**

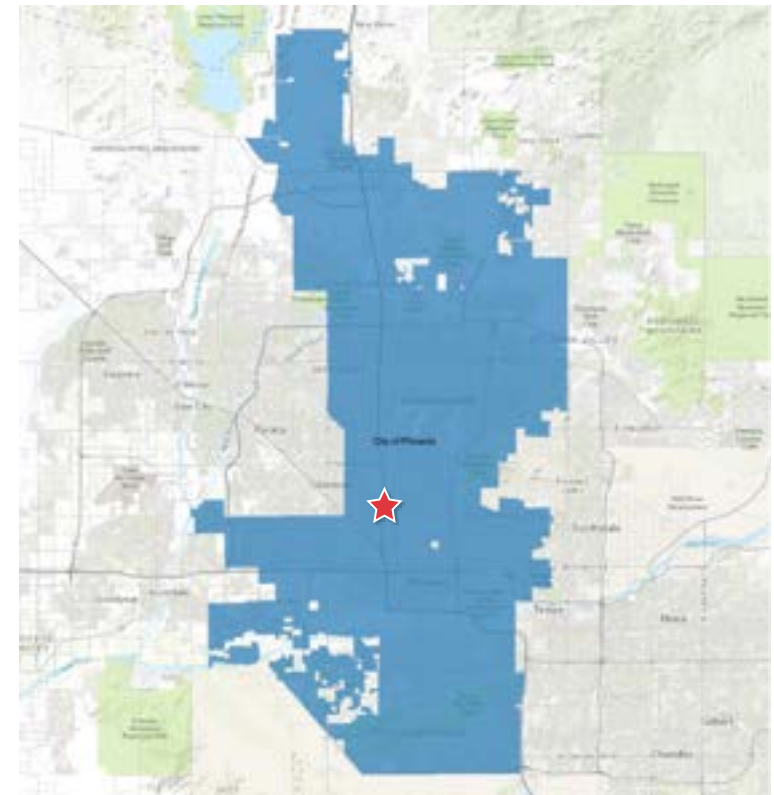


5 MILE AVG HOUSEHOLD INCOME

**\$95,976**

### 2025 DEMOGRAPHICS (Sites USA)

<b>POPULATION:</b>	1- MILE	3-MILE	5-MILE
Daytime:	<b>40,493</b>	<b>284,588</b>	<b>777,189</b>
Residential:	<b>33,547</b>	<b>188,674</b>	<b>506,605</b>
Employees:	<b>6,946</b>	<b>95,914</b>	<b>270,584</b>
<b>HOUSEHOLDS:</b>	1-MILE	3-MILE	5-MILE
Total:	<b>10,589</b>	<b>71,022</b>	<b>195,503</b>
Average Size:	<b>2.9</b>	<b>2.6</b>	<b>2.5</b>
<b>INCOME:</b>	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$72,315</b>	<b>\$91,709</b>	<b>\$95,976</b>





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**ORION Investment Real Estate**

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